REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: **September 10, 2015**

File Number: **B56/14**

Applicant: **Nelly & Robert Fellows**

Subject Lands: TWP OF GUELPH/ERAMOSA – Part Lot 1, Concession 6

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 6 hectares (14.8 acres) with no frontage in the TOWNSHIP OF GUELPH/ERAMOSA – Part Lot 1, Concession 6, existing race track and bush to be added to abutting– Charlotte Mudge lot for future development; retained lands are 3.8 (9.4 acres) hectares.

REQUEST IS A MODIFICATION OF CONDITIONS OF APPROVAL OF PROVISIONAL CONSENT GRANTED ON SEPTEMBER 11, 2015 (lapse date being September 18, 2015)

ISSUES: Need for additional time to fulfill conditions

ORIGINAL CONDITION NO. 4 OF APPROVAL

4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.

PROPOSED MODIFIED CONDITION NO. 4 OF APPROVAL

4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide *two (2)* full prints of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

August 27, 2015

NOTICE OF CONSIDERATION IN PUBLIC FORUM

CHANGE OF CONDITIONS

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B56/14

APPLICANT

Nelly & Robert Fellows
8572 Hwy 7
RR#4
Rockwood ON N0B 2K0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 1
Concession 6

Proposed lot line adjustment is 6 hectares with no frontage, existing race track and bush to be added to abutting Charlotte Mudge property for future development.

Retained parcel is 3.8 hectares with 217.1m frontage, existing residential, self-storage and equestrian use with existing dwelling, barn and self-storage units.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 10, 2015**

for the purpose of considering this **EXPEDITED APPLICATION.**

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND**. MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office, 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Agent – Jeff Buisman**

Van Harten
SURVEYING & ENGINEERING

August 19, 2015
Jeff.Buisman@vanharten.com
15882-04

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

RECEIVED
AUG 19 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

Re: **Severance Application B56/14**
Part Lot 1, Concession 6,
Geographic Township of Eramosa
Lot Line Adjustment From Fellows to Mudge
Township of Guelph-Eramosa

We kindly require an extension to this severance application and request that condition 4 be amended to require **two** full prints. We suggest that Condition 4 be worded as follows:

*THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide **two** full prints of that deposited Reference Plan(s) to the secretary-treasurer of the Planning and Land Division Committee.*

Please find enclosed a cheque of $220 for the deferral fee.

Thank you for your assistance in this matter.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

JEB:lb

c.c. Graham Mudge
c.c. Mark Dorfman
c.c. Nelly & Robert Fellows
c.c. John Cox

423 Woolwich Street, Guelph ON N1H 3X3
Phone: (519 821-2763 – Fax: (519-821-2770 www.vanharten.com
660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5
Phone: (519) 940-4110 – Fax: (519) 940-4113

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng